

Attachment J-C18.3

Bldg. 77 Cleanroom PM

(Pre-Priced Task)

This PM includes the Bldg. 77 Room 311 Cleanroom equipment: air cooled chiller, air handling unit, pumps, exhaust fans, humidifier and controls.

Weekly ~ Chiller/Pumps

- __1. Check oil level in oil separator sight glass.
- __2. Check liquid line sight glass moisture.
- __3. Record system operating temperatures and pressures.
- __4. Check condenser coils for dirt/debris, clean as required.
- __5. Verify proper supply temperature.
- __6. Check pumps for noise and verify proper pressures.
- __7. Report discrepancies on work order and record information in log book.

Monthly ~ AHU

- __1. Observe unit operation for any unusual noise.
- __2. Check air filters. Replace 30% filters.
- __3. Inspect coils for dirt build up. Clean as required.
- __4. Inspect the condensate drain pan and drain line. Clean as required.
- __5. Check damper linkages, set screws, and blade adjustment. Clean nylon bushings.
- __6. Clean damper actuators.
- __7. Check condition of gasketing and insulation around unit, doors and dampers.
- __8. Examine flex connections for cracks or leaks. Repair as required.
- __9. Check inlet screen for blockage (debris/snow).
- __10. Visually inspect cooling/heating valves for proper operation.
- __11. Report discrepancies on work order and record information in log book.

Monthly ~ Exhaust Fans

- __1. Observe unit operation for any unusual noise.
- __2. Check air intakes for blockage (debris/snow).
- __3. Report discrepancies on work order and record information in log book.

Monthly ~ Humidifier

- __1. Inspect humidifier for leaks inside.
- __2. Check current draw for each heater, when operating.
- __3. Check safety devices and ensure proper operation.
- __4. Check tightness of electrical connections.
- __5. Check all fuses.
- __6. Report discrepancies on work order and record information in log book.

Quarterly ~ Chiller/Pumps

- __1. Check programmable operating set points and safety cut outs.
- __2. Visually check chiller for leaks.
- __3. Change lead/lag between circuit 1 & 2.
- __4. Check glycol pumps for proper amps twice a year.
- __5. Report discrepancies on work order and record information in log book.

Quarterly ~ AHU

- __1. Check air filters. Replace 95% filters twice a year.
- __2. Lubricate fan bearings per manufacturer's recommendations.
- __3. Relubricate motor bearings per manufacturer's recommendations.
- __4. Check and adjust fan belt tension.
- __5. Check fan bearing grease line connections. Check line for tightness at both ends.
- __6. Check bearing and motor bracket torque.
- __7. Align fan motor and sheaves. Tighten sheaves set screws, if required.
- __8. Inspect and clean drain pans.
- __9. Replace belts twice a year.
- __10. Report discrepancies on work order and record information in log book.

Quarterly ~ Exhaust Fan

- __1. Check damper linkages, set screws and blade adjustments. Clean nylon bushings.
- __2. Clean damper actuators.
- __3. Lubricate linkages and wear points.

- __4. Report discrepancies on work order and record information in log book.

Semi-annual ~ Exhaust Fans

- __1. Re-lubricate motor bearings per manufacturer's recommendations.
- __2. Clean impeller and fan shaft.
- __3. Replace belts.
- __4. Report discrepancies on work order and record information in log book.

Annual ~ AHU

- __1. Clean impeller and fan shaft.
- __2. Inspect control wiring junction boxes for secure connections.
- __3. Rotate fan wheel and check for obstructions. Adjust as required.
- __4. Check heat trace circuits amps and operation.
- __5. Report discrepancies on work order and record information in log book.

Annual ~ Chiller/Pumps

- __1. Check compressor superheat on evaporator TXVS
- __2. Check condenser sub-cooling.
- __3. Check compressor and cooler heaters for operation and verify proper amps.
- __4. Sample compressor oil and replace if necessary.
- __5. Check tightness of electrical connections.
- __6. Visually inspect all input sensors and wiring.
- __7. Clean dust and debris from micro processor boards.
- __8. Report discrepancies on work order and record information in log book.

Annual ~ Exhaust Fans

- __1. Inspect the weep holes drains. Clean as required.
- __2. Inspect control wiring junction boxes for secure connections.
- __3. Report discrepancies on work order and record information in log book.